

TRANSFER
TAX
PAID57-270
01246

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, Patricia Desmond-Lamarre, of 409 Upper Ridge Road, Fairfield, County of Kennebec and State of Maine, for consideration paid, grant to Michael A. Gilbert and Tracy A. Gilbert, of 33 May Street, Waterville, County of Kennebec and State of Maine, As Joint Tenants with WARRANTY COVENANTS,

013220

A certain lot or parcel of land together with the buildings and improvements thereon situated in Waterville, County of Kennebec and State of Maine and being bounded and described as follows:

BEGINNING at an iron pin on the east side of May Street, in said Waterville, one hundred (100) feet from Abbott Street, and continuing north on May Street fifty (50) feet to an iron pin set in the ground; thence in an easterly direction one hundred (100) feet to an iron pin driven in the ground; thence southerly fifty (50) feet to an iron pin driven in the ground; thence westerly one hundred (100) feet to an iron pin, the point of beginning. The southern boundary of the lot herein conveyed is bounded in part at least by a vacant lot owned by Lewis J. Rosenthal located at the corner of May and Abbott Streets, and immediately to the east of said Rosenthal lot is land now owned by one Boucher, formerly owned by one Forsythe. The land described is part of the land described in a deed of William J. Lanigan to Lewis J. Rosenthal dated August 26, 1924, recorded in Kennebec Registry of Deeds in Book 619, Page 348.

THIS CONVEYANCE is made subject to the following restrictions, which are to run with the land, to wit:

NO BUILDING other than a private dwelling house for not over two family occupancy together with a private garage shall be erected upon said premises. No part of any building shall be placed nearer than twenty-five feet from the line of the street, provided, however, that porticoes projecting not over three feet, steps, windows, are to be allowed on said reserved space. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than three thousand dollars (\$3,000.00). The garage, unless built as part of the house shall be back at least sixty feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street. In due course a plan covering the section shall be filed in the Kennebec County Registry of Deeds, to which reference shall be made.

Meaning and intending to convey and hereby conveying the same premises conveyed to Patricia Desmond-Lamarre by Warranty Deed of Aubrey M. Tingley and Marie A. Tingley dated September 17, 1985, recorded in the Kennebec County Registry of Deeds in Book 2857, Page 001.

IN WITNESS WHEREOF, I have hereunto set my hand this 31st day of May, 1994.

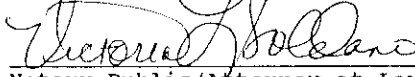

Witness


Patricia Desmond-Lamarre

BK4696PG 017

COUNTY OF Kennebec

On this 31st day of May, 1994, personally appeared the above-named Patricia Desmond- Lamarre, and acknowledged the foregoing to be her free act and deed.


Notary Public/Attorney at Law

My Commission Expires:

VICTORIA L. SOLDANO
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 23, 2001



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ATTEST 
REGISTRAR